



Industrial Park For Lease

Clarkston Industrial Park

1370 PORT DR,
CLARKSTON, WA 99403

PRESENTED BY:

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PROPERTY SUMMARY

CLARKSTON INDUSTRIAL PARK

1370 PORT DR
CLARKSTON, WA 99403

OFFERING SUMMARY

LEASE RATE:	\$0.70 per month (NNN)
TRIPPLE NET (NNN):	\$0.15/SF/MO
BUILDING SIZE:	67,853 SF
AVAILABLE SF:	11,904 - 35,712 SF
LOT SIZE:	5.21 Acres
ZONING:	Heavy Industrial
AVAILABLE SPACE FEATURES:	18 Dock Doors 1 Grade Level Door



PROPERTY SUMMARY

Multi-tenant industrial warehouse building For Lease and For Sale at Port Drive in the Port of Clarkston, WA, offering easy access to highways and Lewiston, Idaho. This asset provides an excellent opportunity for tenants, investors, or owner-users seeking a well-connected location with strong logistical advantages.

PROPERTY HIGHLIGHTS

- Owner User/Value-add Opportunity
- Ideal for Warehouse and Distribution
- Large Truck Court for Loading and Trailer Parking
- Concrete Tilt-Up - Built in 1977
- Current Tenants: FedEx, Inland 465 Rousseau Co., and XPO Logistics Freight
- 18 Dock Doors
- 25' Clear height,
- Wet Sprinklered



HIGHWAY ACCESS



**LOGISTICAL
ADVANTAGES**

FLOOR PLANS



PROPERTY PHOTOS



SITE MAP



LOCATION MAP



CLARKSTON MSA & ECONOMY DRIVERS

Part of the Lewiston-Clarkston metropolitan area with a combined population exceeding 40,000 residents, Clarkston, Washington is located on the western bank of the Snake River in Asotin County. The region is known for its unique economic blend, combining agriculture, tourism, healthcare, and retail services, which collectively contribute to a stable and steadily growing economy. The area's proximity to Lewiston, Idaho across the river, allows the two cities to function as an economic hub for surrounding rural areas in both Washington and Idaho.



Agriculture

Thriving on fertile Snake River Valley soil and a favorable climate, key crops include wheat, barley, legumes, and fruits, supported by a food processing industry and the Port of Lewiston.



Tourism & Outdoor Rec

A gateway to Hells Canyon National Recreation Area, tourists seek river excursions, fishing, and hiking. Cruise lines on the Snake and Columbia rivers support hospitality, and seasonal jobs.



Healthcare

The healthcare sector, led by Tri-State Memorial Hospital in Clarkston, is a major regional employer and supports numerous secondary jobs in services, administration and retail.



Retail & Service Sector

Clarkston's retail sector thrives on local and tourist spending, with big-box stores, specialty shops, and cross-border shopping from Idaho, drawn by the state's lack of sales tax.



Transportation & Logistics

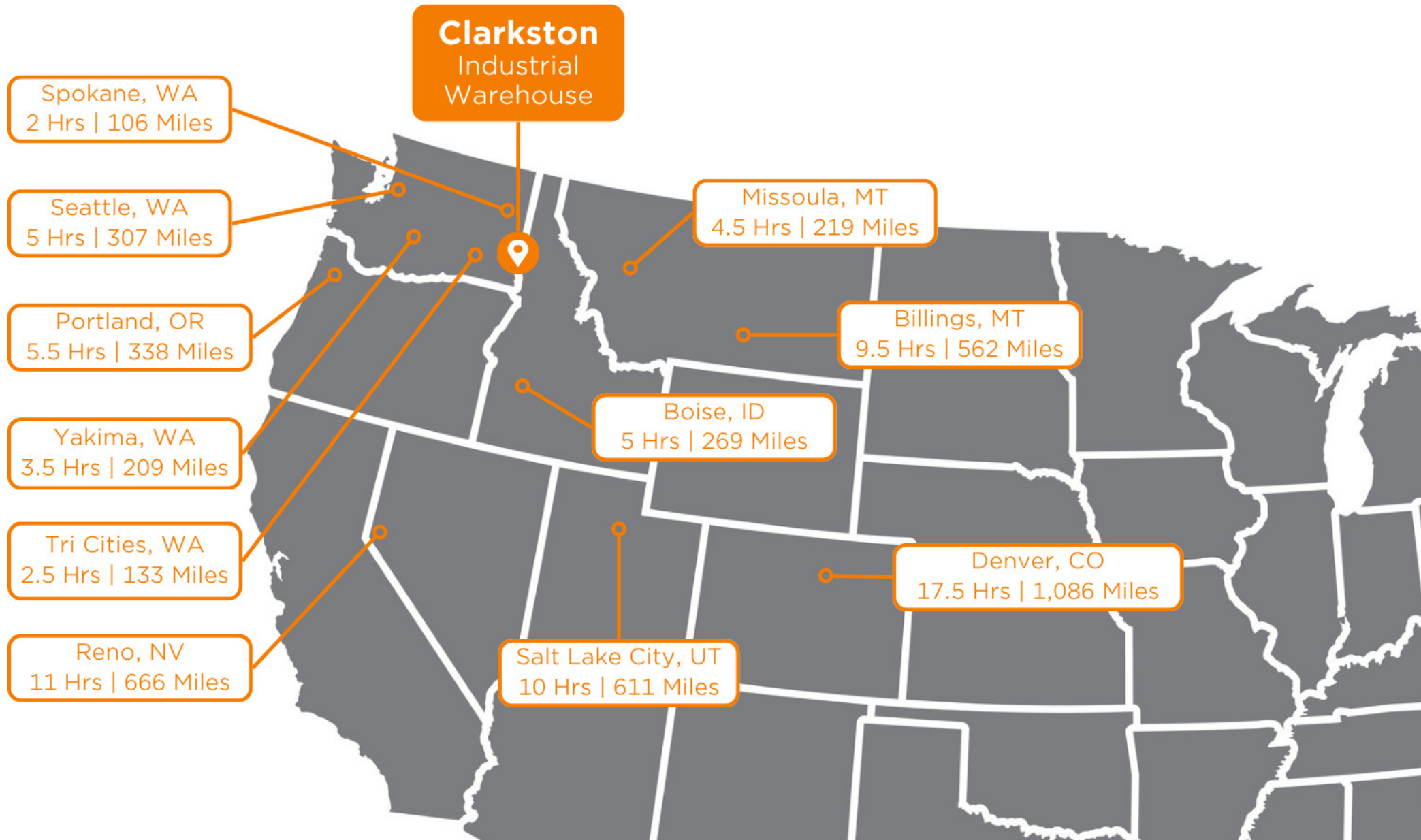
Clarkston's position on the Snake River and access to the Port of Lewiston enable goods movement and transportation services, essential for agricultural and industrial exports, creating a unique inland seaport.



Education & Training

Walla Walla Community College and Lewis-Clark State College provide education and vocational training, supporting workforce development in healthcare, agriculture, and skilled trades to sustain key economic sectors.

DRIVE TIMES FROM CLARKSTON, WA

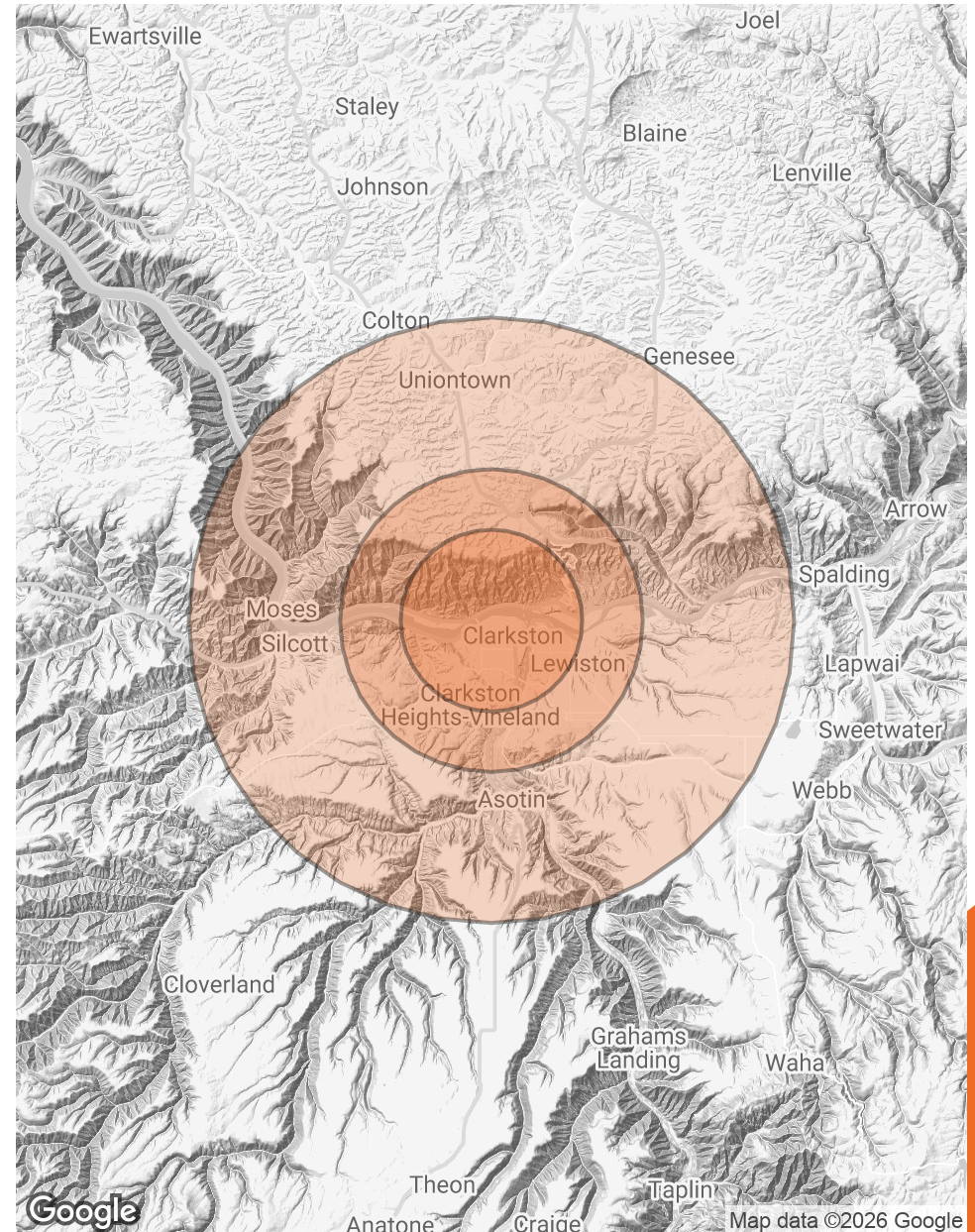


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	27,872	42,898	60,671
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	41	42	42
AVERAGE AGE (FEMALE)	43	44	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	11,589	17,913	25,166
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$86,862	\$90,195	\$95,930
AVERAGE HOUSE VALUE	\$313,866	\$319,330	\$331,151

2020 American Community Survey (ACS)



MEET THE TEAM



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